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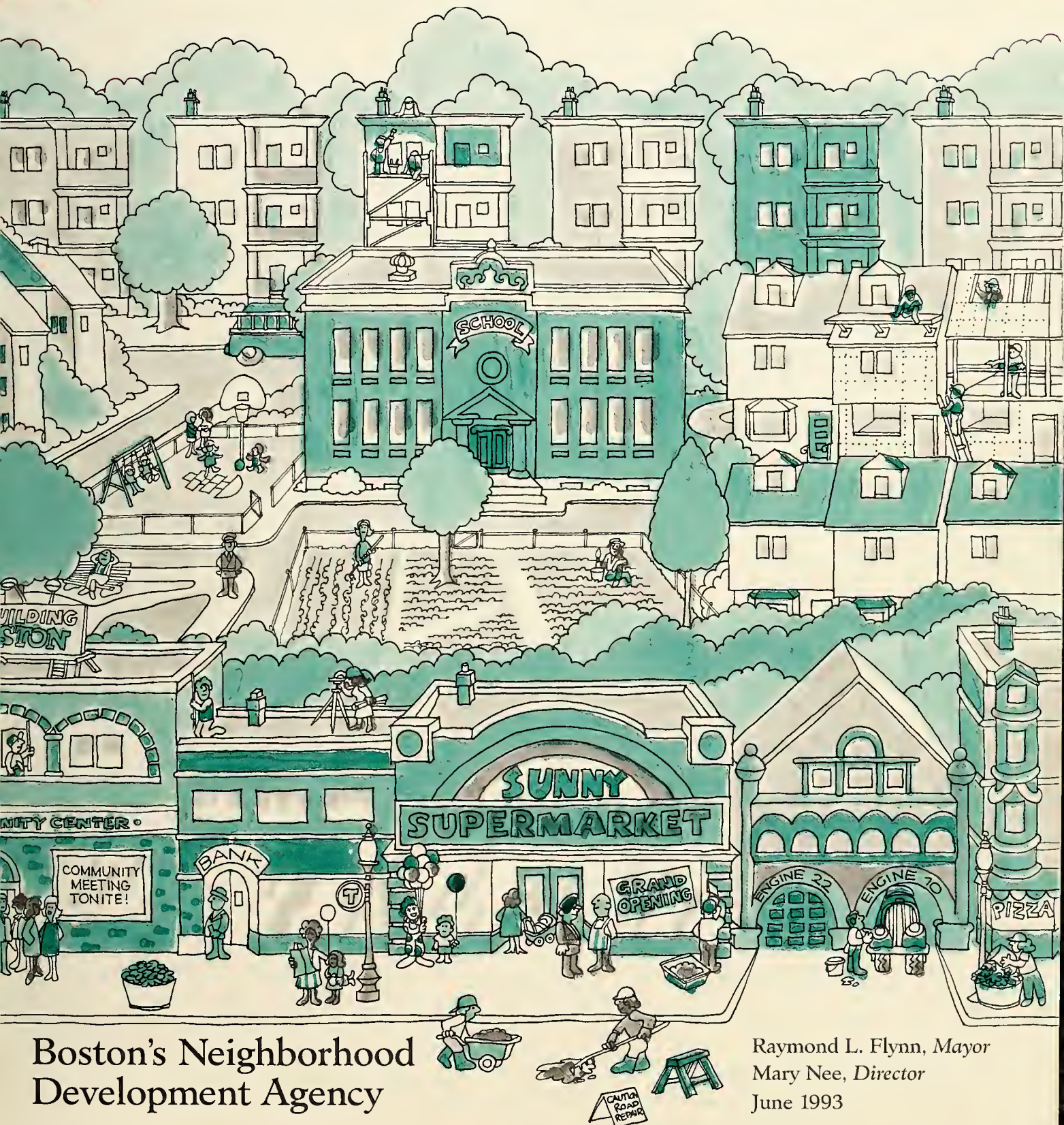
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A GUIDE TO THE PUBLIC FACILITIES DEPARTMENT



Boston's Neighborhood
Development Agency

Raymond L. Flynn, Mayor
Mary Nee, Director
June 1993

Table of Contents

A Letter from the Director	1
Overview	2
Neighborhood Planning	4
Business Partnerships	
Residential Partnerships	
Partnerships in Planning	
Affordable Housing	8
Large Sites Development	
Buildable Lots Program	
Rental Preservation	
Housing Counseling Program	
Expiring Use Restrictions Program	
HUD Distressed Properties Program	
Residents Resource Program	
HOMEBASE Program	
Supportive Housing	
Neighborhood Business Development	12
Business Partnership Program	
Market Opportunity Strategies and Business Recruitment	
Technical Assistance Services	
Neighborhood Business Development Loan Program	
Real Estate and Site-Finding	
Boston Chamber of Neighborhood Commerce	
Building and Land Management	14
The Clearinghouse	
Grassroots Program	
Abutter Lots Program	
Partners with Non-Profits Program	
Project Pride Program	
Real Estate Disposition Initiative	
Demolition Program	
Ten Most Wanted Drug Dens Program	
Homeowner Services	16
HomeWorks	
Senior Homeowner Services	
Lead Paint Abatement	
Residential Development Program	
Capital Planning	18
Roadways and Sidewalks	
Police and Fire	
Health Care Facilities	
Schools	
Parks and Playgrounds	
Recreation and Community Facilities	
Libraries	
Historical and Municipal Facilities	
Municipal Police	20
Telephone Directory	21

June 1993

Dear Friend:

As Boston's neighborhood development and capital planning agency, we are dedicated to constantly improving the quality of life for all in the City of Boston.

The staff at the Public Facilities Department works in close cooperation with residents, businesses, and community organizations to strategically invest our resources to foster strong and confident neighborhoods and maintain the city's infrastructure.

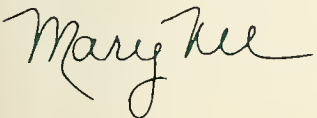
To carry out our mission, PFD offers Boston residents and business owners a wide variety of programs, services, and resources. As you read the following pages, you will see how the programs range from the building of a new City Hospital, to the development of a neighborhood supermarket, to repairs to an individual's home, to providing affordable and supportive housing to people living with AIDS. Each of these programs provides an important building block in the foundation of this city, offering not only physical support, but human assistance as well.

Over the past two years, PFD has developed the Neighborhood Partnership Initiative, a new model of service delivery for the City to plan and coordinate its resources. This strategy comes together in formal, signed partnership agreements with local communities which outline a shared vision of neighborhood revitalization between the City and neighborhood residents. As you will read, the past two years have resulted in many examples of success and have convinced us of the merits of this approach to service delivery.

Critical to the success of PFD's neighborhood revitalization efforts is open communication with the people who live and work in Boston's neighborhoods. This guidebook was prepared to inform city residents and businesses of the opportunities and support available to them through PFD.

As we work to strategically invest our human, financial, and property resources we look forward to your participation in and support of these efforts.

Sincerely,



Mary Nee
Director



Overview



Philip and Sarah Riseman made improvements to their home in Brighton through PFD's Senior Homeowner Services Program. This citywide program assists senior residents with projects ranging from minor repairs to home rehabilitation, and offers homeownership counseling and home improvement referrals.

Mayor Raymond L. Flynn talks with participants in a start-of-construction ceremony at Lucerne Gardens, a 45-unit housing development in Franklin Field South. Since 1984, PFD has sponsored the new production, preservation and repair of more than 12,000 housing units, single room occupancy units, and shelter beds.

As Boston's neighborhood development and capital planning agency, the mission of Public Facilities Department (PFD) is to revitalize neighborhoods — creating viable places for people to live, work, and come together as a community.

All of PFD programs were designed to create conditions essential to neighborhood strength and vitality — decent affordable housing, thriving business districts, open space, well-maintained roadways, City facilities, and property.

Since the Public Facilities Department was created in 1966 to construct public facilities, develop City Capital Plans, and dispose of City-owned property, it has acquired several new responsibilities.

In 1985, Mayor Raymond L. Flynn merged the former Neighborhood Development and Employment Agency (NDEA), which managed all federal funds and coordinated the City's neighborhood development efforts, into PFD. Today, PFD offers city residents a variety of affordable

housing, home improvement, and commercial development programs.

And, back in 1979, the Boston Police recommended that PFD, as the City department responsible for the management of City facilities, create a special building police force, now called the Municipal Police, to oversee the safety and security needs of City property. Today, the Municipal Police ensure the safety and security of more than 400 public buildings and 2,800 acres of parkland and are a valuable deterrent to vandalism, arson, and theft.

Most recently, in 1992, Mayor Flynn consolidated the City's capital planning office as a division within PFD, adding to the resources and programs which make up PFD's comprehensive neighborhood revitalization strategy.

This Guidebook was designed to outline and clearly explain all of the programs of PFD to the people of Boston. As you read through the following pages, you will learn how all of PFD's programs and services come together to improve the quality of life in the neighborhoods of Boston.

PFD's neighborhood investment strategy recognizes the uniqueness of each residential area and business district in Boston. It involves a combination of funding tools, some of which are available citywide and some which are targeted to PFD partnership districts.

PFD has developed the Neighborhood Partnership Initiative which brings neighborhood residents and organizations together in local partnership committees to set a course for neighborhood revitalization. The partnership committees work with PFD to create a shared set of goals and define a mutual set of agreements





Codman Square merchants and community representatives joined PFD in signing an Enterprise Collaboration Agreement to map out specific goals for their neighborhood. The Codman Square Partnership, one of more than a dozen in the city, has aided the revitalization of Codman Square, which has more than 41 new businesses since the Partnership was signed.

between the City, neighborhood residents, and businesses for a coordinated plan of community improvement.

PFD also has strategies to address citywide concerns and issues that cross neighborhood boundaries. For example, PFD manages vacant land and tax-foreclosed buildings throughout the city; helps Boston homeowners invest in their homes and remove dangerous lead paint from their property; and plans capital improvements to city parks, buildings, and roadways.

The diversity of PFD's programs reflects the diversity of needs in the neighborhoods of Boston and were designed to respond to the ever-changing conditions of urban life.



Children enjoy the play equipment at Iacono Playground in Hyde Park, one of 138 playgrounds and parks which have been refurbished through Boston's Capital Plan, Rebuilding Boston. A vital tool in PFD's comprehensive planning strategy, Rebuilding Boston currently includes more than 900 projects aimed at rebuilding, preserving and maintaining the city's roadways, schools, parks, hospitals and municipal facilities.

Neighborhood Planning

Recognizing that strong, stable neighborhoods are key to the survival and growth of American cities, PFD has designed the Neighborhood Partnership Initiative, a program which maximizes local flexibility and builds on the existing strengths, diversity, and uniqueness of Boston neighborhoods. These Partnerships serve local residents and small businesses by bringing together neighborhood groups, merchant associations, and other organizations to revitalize a neighborhood.

To accomplish that revitalization, the Partnerships promote new homeownership and help existing homeowners; rid neighborhoods of blighted areas; increase open space; support strong community organizations; and focus financial, real estate, and technical resources in neighborhood business districts.

Cemented with written agreements, the Partner-



ships enable the neighborhoods to effectively draw upon PFD staff and funding resources which are coordinated around a specific neighborhood strategy. In turn, residents, business owners, developers, and community groups make commitments of their own — clean-up campaigns, youth internship opportunities, and crime watches — which are critical to the overall strength of the neighborhood.

BUSINESS PARTNERSHIPS

To help improve businesses, create jobs, and serve neighborhood residents, neighborhood partnership participants have signed Enterprise Collaboration Agreements in four neighborhood business districts: Codman Square, Grove Hall, Upham's Corner, and Cleary Square.

Through the Business Partnerships, PFD works with merchants in numerous ways — from assisting with financial management, inventory control, and marketing services to helping new and expanding businesses secure financial assistance. Though the projects vary, they share a common goal: to effectively revitalize a neighborhood business district to provide jobs and shopping opportunities for local residents.

Codman Square's revitalization, for instance, began with the development of the Lithgow building, which renovated a historic building, added new retail and office space, and transformed vacant land into rental housing. Today, the Dorchester Counseling Center, Greater Boston Legal Services, a pharmacy, full-service bank, travel agency, insurance agency, and catering firm occupy the Lithgow building. Since the partnership began, 41 new businesses have opened in Codman Square.

This new grocery store in Upham's Corner has been a major link in the revitalization of the neighborhood and a goal of the Enterprise Collaboration Agreement signed with PFD. The store is one of several PFD projects aimed at improving the physical appearance and economic strength of Upham's Corner.





Grove Hall merchants take part in the groundbreaking for a \$1 million Street Scape project to beautify the business district. The Grove Hall improvements include tree plantings, the reconstruction of roadways and sidewalks, and the installation of street lights.

In Grove Hall, the prominent Renaissance building, once abandoned, was given new life when PFD assisted with the financing for its redevelopment as both housing and commercial space. In the renovated building, the Bank of Boston opened the first full-service branch bank in Grove Hall in 23 years.

Working with Upham's Corner residents who voiced frustration at having to shop far from their neighborhood for groceries, PFD helped a developer to open a local multi-ethnic grocery store — Americas' Food Basket. PFD was able to put prospective supermarket developers in touch with the owner of the property. PFD then guaranteed a loan, worked with the bank, and coordinated action with other City agencies to obtain the necessary licenses and permits for the new market.

RESIDENTIAL PARTNERSHIPS

To improve housing, open spaces, and undeveloped land, PFD has signed Neighborhood Partnership Agreements in four residential neighborhoods: Erie-Ellington, Franklin Field South, Eagle Hill, and Egleston

Square, and is working with the Dudley Street Neighborhood Initiative (DSNI) in Dorchester.

To assist Egleston Square residents who wanted to help get young people



off the streets, PFD provided funds to turn an abandoned building into a local YMCA youth center.

To help revitalize the Erie-Ellington neighborhood, PFD has helped clean and secure vacant land, board vacant buildings with decorative boarding, and assist in the creation of the Jacob's

At a Neighborhood Partnership meeting in Franklin Field South, residents discuss issues critical to the well-being of their neighborhood. By improving open space and developing affordable housing, PFD has assisted in the revitalization of Franklin Field South.

This turn-of-the-century Eagle Hill mansion, called Trinity House, was converted into a lodging house for elders, singles, and persons with disabilities. With the signing of the Partnership Agreement with the Eagle Hill/East Boston Community, PFD has joined homeowner, church, and neighborhood groups in rehabilitating absentee-owned rental properties and in addressing open space planning and use.



Place housing development, which not only provides decent affordable housing, but also provided 50 construction jobs for local residents.

In the Franklin Field South neighborhood of Dorchester, PFD is supporting the development of many of the 150 housing units which developers are building on vacant land in the neighborhood, including the 45-unit Lucerne Gardens project and 10 units planned by the Franklin Field South Neighborhood Association.

Faced with absentee-owned, vacant and dilapidated housing, the Eagle Hill neighborhood partnership devel-

oped an agenda to reclaim up to 60 units for affordable rental housing and homeownership opportunities. The partnership has identified eight buildings to be acquired for sale for homeownership or rentals in the neighborhood's housing preservation strategy.

In 1988, the City granted the Dudley Street Neighborhood Initiative (DSNI) authority to purchase public and private lots covering over 30 acres of land in the Dudley Triangle. PFD committed funding for DSNI's organizational costs between 1987 and 1992 and for the development of the Dudley Town Commons which will include landscaping, lighting, and street improvements, as well as design planning and construction for the commons.

PARTNERSHIPS IN PLANNING

With a history of success under the Neighborhood Partnership Initiative, PFD is guiding the development of partnerships in other Boston neighborhoods. These include partnerships in the St. Mark's, Egleston, Meetinghouse Hill/Geneva Avenue/Bowdoin Street, Hyde Square/Jackson Square, Savin-Maywood, and St. Vincent's neighborhoods.

With PFD's support, merchants in the Meetinghouse Hill/Bowdoin Street/Geneva Avenue have begun the task of creating a unified business district, boosting the membership in the merchants association from 6 to 26, working closely with the Boston

To stimulate economic growth in the community, representatives of PFD and various Egleston Square organizations gather to sign a revised Partnership Agreement. Expanding the original agreement, which focused on housing concerns, the revised agreement addresses business concerns as well.





Codman Square Merchants hosted a grand re-opening celebration to mark the revival of their business district. PFD has supported the neighborhood's revitalization by organizing youth employment programs, helping with district-wide clean-up efforts, providing small business loans, and offering marketing and recruiting assistance.

Police Department, and conducting neighborhood marketing efforts. PFD is also providing homeowner services and open space opportunities.

In Hyde Square/Jackson Square, PFD has worked with representatives of more than 25 community organizations to determine partners and partnership boundaries. These organizations have also established subcommittees to address important neighborhood issues — economic development, housing, open space, youth issues, and safety.

In the St. Mark's neighborhood, PFD has negotiated with property owners and banks to change a block of vacant and bank-owned real estate on Florida Street into owner-occupied properties. As an interim measure, one of the buildings was secured with decorative boarding through the Project Pride Program. Additionally, PFD worked with area residents to develop the St. Mark's Area Civic Association and to organize crime watches.

In Egleston Square, when community groups expressed a need for local banking services, partnership members obtained Fleet Bank's commitment to open a bilingual full-service bank branch in a two-story, multi-use development — Egleston Center. PFD is providing about \$550,000 in financing for the development and over the next two years will work with Urban Edge, the designated developer.

These examples of neighborhood unification and housing, business, and open space accomplishments are a small sampling of what has been achieved through the Neighborhood Partnership Initiative.

To find out more about Neighborhood Planning, call 635-0217.



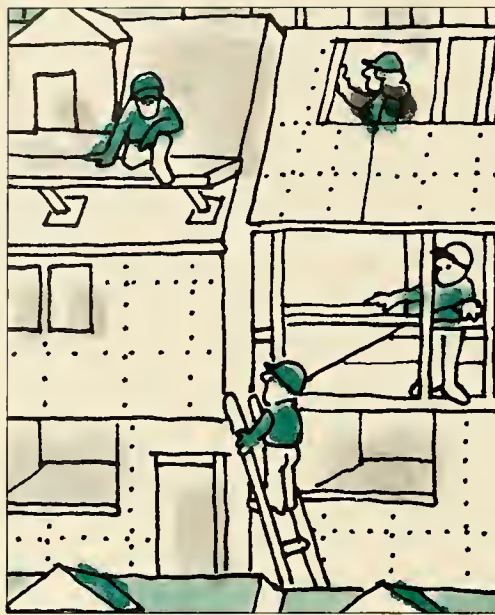
PFD helped Kim's Fish Market acquire permits and licenses and become one of the 41 new businesses to open in Codman Square since the Partnership was signed in 1991.

Affordable Housing

The creation and preservation of decent affordable housing for Boston's low-income families and vulnerable populations is one of the primary ways in which PFD serves the people of Boston and revitalizes the neighborhoods of Boston.

The recession has brought financial hardship upon many Boston families, and has taken its toll on the city's residential housing market. A decline in homeownership, the fact that more than 24,000 families spend over 50% of their income on rent, and an increase in the homeless population have reinforced the tremendous need for affordable housing in Boston.

PFD works closely with local community development corpora-



tions, private developers, area banks, and lending institutions to produce and preserve affordable housing for renters and owners, for low-income families, the homeless, and people living with AIDS.

LARGE SITES DEVELOPMENT

Large Sites Development transforms large tracts of vacant, City-owned land into new affordable housing. This type of large-scale housing development presents a very visible and prominent sign of neighborhood revitalization and is an important resource in the Neighborhood Partnership Initiative.

PFD is able to provide for-profit and non-profit developers with financial assistance to reduce total development costs, and help with financial packaging, design review services, construction oversight, and homebuyer development.

Large Sites projects which PFD has supported include: Lucerne Gardens in Franklin Field South, Stonybrook Gardens in Jamaica Plain, Capen Green in Mattapan, Father Walter Martin Homes in South Boston, Alexander Magnolia Cooperative in Upham's Corner and Winthrop Estates in the Dudley Street Neighborhood Initiative (DSNI). All of these projects were planned to have a maximum impact on neighborhood revitalization.

To find out more about Large Sites, call 635-0353.

St. Vincent's neighborhood residents and developers celebrate the groundbreaking for the Father Walter Martin Homes, a new 34-unit affordable cooperative housing development in South Boston.



BUILDABLE LOTS PROGRAM

The Buildable Lots Program creates new affordable homeownership opportunities on smaller, scattered, vacant parcels of City-owned land. This effort strengthens a neighborhood by filling in the so-called "missing pieces" in a residential area.

Through the Buildable Lots Program, PFD coordinates land disposition, the permitting process, community review, marketing, homebuyer selection, financing and closing.

To find out more about Buildable Lots, call 635-0270.

RENTAL PRESERVATION

To expand and protect Boston's existing affordable housing, PFD offers for-profit and non-profit developers financial assistance to preserve affordably priced rental housing. This program targets housing that has been abandoned or is at risk of abandonment.

PFD assistance may include renovation analysis, design review, construction monitoring, gap financing, and assistance in learning how to manage rental properties.

To find out more about Rental Preservation, call 635-0447.

HOUSING COUNSELING PROGRAM

In the Housing Counseling Program, PFD works with several non-profit agencies to help low- and moderate-income families and individuals with special needs find decent affordable housing. These agencies maintain contact with landlords who have apartments for rent, list City-assisted homeownership opportunities, help clients fill out and follow-up on applications, and counsel them on their rights and responsibilities.

To find out more about PFD's Housing Counseling Program, call 635-3582.



The 60-unit Brown-Kaplan development in the Franklin Park area of Dorchester is an example of a Large Sites project which has had a highly visible impact on a neighborhood.

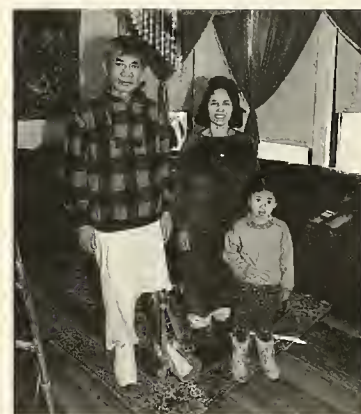
EXPIRING USE RESTRICTIONS PROGRAM

Thousands of low-income families living in federally financed rental housing throughout the city are at risk of losing their affordable units as a result of possible steep rent increases due to the expiration of "use restrictions" that obligate landlords to keep rents affordable. PFD works with the Community Economic Development and Assistance Corporation (CEDAC) to help tenants in these "expiring use restriction" complexes to organize tenant associations, to negotiate effectively with landlords to preserve affordability, and in some instances, to acquire their buildings.

To find out more about Expiring Use Restrictions, call 635-0257.

HUD DISTRESSED PROPERTIES PROGRAM

The U.S. Department of Housing and Urban Development (HUD) owns 1,900 units of severely distressed multi-family rental housing in Boston. These properties provide poor living conditions for tenants, and in most instances, have a negative impact on their neighborhoods. PFD has committed to working with other local



Chhum Tak and Yogun Nnoeun and their daughter enjoy their home — a rehabilitated four-bedroom apartment on Meridian Street in East Boston. PFD provided technical assistance and a low-interest second mortgage to rehabilitate the five-unit building, which had a history of poor management.



At an Affordable Mortgage Fair, staff members from PFD's HOMEBASE program answer questions from prospective clients about free homebuying courses, affordable mortgage programs, and homeownership opportunities.

agencies, under the umbrella of the Metropolitan Boston Housing Partnership (MBHP), to redevelop these buildings in a way that empowers tenants to participate in property redevelopment and management and leads to long-term stabilization of the properties.

To find out more about the HUD Distressed Properties Program, call 635-0257.

RESIDENTS RESOURCE PROGRAM

The Residents Resource Program provides funding to the Metropolitan Boston Housing Partnership (MBHP) to help tenants gain access to employment, training, and other services. Meeting the social services needs of housing tenants has helped develop tenant leadership and stabilize trouble properties.

To find out more about the Residents Resource Program, call 635-0257.

Twenty-six vacant, blighted, abandoned lots are transformed by construction workers into a 41-unit, 17-building, scattered-site, limited-equity project. The Hyde Square Cooperative will not only provide decent, affordable housing through which low-income working families can own and control their shelter, but also creates a vehicle for leadership development and empowerment of families to work toward building a stronger Hyde Square Neighborhood.



HOMEBASE PROGRAM

To match more buyers with more homes, PFD has developed a comprehensive and aggressive program called HOMEBASE, which helps homebuyers to purchase homes in Boston.

Through the HOMEBASE program, PFD offers education, counseling, financial assistance, and access to City-sponsored affordable homebuying opportunities.

Through courses and seminars, information is disseminated to hundreds of prospective first-time homebuyers, educating them in the fundamentals of homebuying by addressing issues ranging from the mortgage process to the importance of maintaining a good credit history.

PFD also provides financial assistance to low- and moderate-income first-time homebuyers by offering affordable home mortgages and help with down payments and closing costs. Homebuyers can use the program's bank financing and City and State subsidies to purchase their first home in Boston.

Through HOMEBASE, PFD also serves as a clearinghouse for available housing and provides information about any City-sponsored homebuying opportunities. These homebuying opportunities include townhomes, co-ops, condominiums, and single and multi-family homes. HOMEBASE maintains a complete listing of these ready-to-purchase homes, and can provide information on many others that will be marketed in the near future.

To find out more about HOMEBASE, call 635-3582.



Through PFD's Supportive Housing Program, the former Peter Faneuil School on Joy Street in Beacon Hill, will be converted into 20 units of housing for persons living with AIDS and affordable single room occupancy and family units for low- and moderate-income residents.

SUPPORTIVE HOUSING

The Supportive Housing Program links affordable housing with important support services to create healthy living environments for Boston's most vulnerable populations — the homeless and persons living with AIDS.

One facet of PFD's Supportive Housing Program is the Room for More Campaign, a program to create 1,000 units of Single Room Occupancy housing for individuals who are homeless or at risk of homelessness.

In the past, an important part of Boston's housing stock — the lodging house — served low- and moderate-income individuals. Disinvestment and speculative conversion, however, have caused many of Boston's lodging houses to disappear, and consequently there are fewer suitable housing units for low- and moderate-income individuals. The transitional housing provided by the Room for More program helps address this critical housing need.

To provide persons living with AIDS with supportive housing, PFD created the 501 AIDS Housing Challenge, an initiative to create 501 units of housing for persons living with AIDS by the

end of 1994. The program challenges the state and federal government and the private investment community to join the City of Boston in committing resources to develop this housing.

Many people living with the AIDS virus are in critical need of affordable housing. When unable to work, they are often left to choose between paying rent or paying for life-sustaining food or drugs. Creating affordable, accessible housing which is specially designed to meet the needs of this population is a goal of the 501 AIDS Housing Challenge.

PFD's Supportive Housing Program provides an array of assistance for non-profit and for-profit developers — grants or loans for acquisition, construction, and permanent financing; technical assistance from PFD's design, finance, and development staff; funding to non-profits for project management and technical assistance costs; assistance in securing other public and private financing; and City-owned real estate for development.

To find out more about PFD's Supportive Housing Program, call 635-0362.



Members of the Fenway Condo Recovery Committee stand in front of buildings on Burbank Street, which had been converted into condominiums in the 1980s and have since deteriorated into poorly managed, largely unoccupied problem properties. PFD has provided the Fenway Community Development Corporation (FCDC) with a planning grant to develop strategies for stabilizing and improving the buildings. PFD further committed \$750,000 to the FCDC so that they could acquire and rehabilitate the property at 64-70 Burbank Street.

Neighborhood Business Development

A critical element of any strong neighborhood is a vibrant neighborhood-based economy. PFD's Neighborhood Business Development programs are designed to create stronger, self-reliant business districts. The strategy is set around three primary goals: to establish partnerships between PFD and neighborhood business districts dedicated to revitalizing the district, to improve access for all neighborhood businesses to the financial and technical resources available in the private market, and to help develop key anchor commercial projects that eliminate blight and that serve as catalysts for additional private commercial investment.



To do this, PFD offers a wide variety of services that are tailored to meet the unique needs of the neighborhood business districts.

MARKET OPPORTUNITY STRATEGIES AND BUSINESS RECRUITMENT

PFD conducts research studies to help neighborhood business districts identify market opportunities for new or expanding businesses. These studies analyze market conditions, demographics, transportation issues, and competitive factors. PFD helps the business district take advantage of market opportunities by recruiting the appropriate businesses to the district. This service is also available citywide on a limited basis for key anchor projects that will be catalysts for significant new investment.

TECHNICAL ASSISTANCE SERVICES

PFD offers a wide variety of technical assistance services to businesses throughout the city, ranging from financial management to inventory management, to store layout and marketing assistance.

(Right) Shoppers enjoy the large selection of produce at Americas' Food Basket, a new multi-ethnic grocery store in Upham's Corner. PFD provided financial and technical assistance to the owner of the supermarket, which answered neighborhood residents' need for a convenient grocery.

BUSINESS PARTNERSHIP PROGRAM

The Business Partnership Program helps neighborhood businesses and merchant associations develop and implement revitalization strategies. By signing Enterprise Collaboration Agreements, the City, neighborhood merchants, and residents develop and accept responsibility for achieving a 1- to 3-year action plan. As part of the program, PFD assigns a business manager to work with the district on a daily basis, and provides funding for district revitalization projects as defined in the Partnership Agreement.



PFD generally refers potential clients to a technical assistance resource, where their situation is assessed and can often be resolved without public resources.

NEIGHBORHOOD BUSINESS DEVELOPMENT LOAN PROGRAM

The Neighborhood Business Development Loan Program provides flexible financing for neighborhood businesses unable to secure financing through traditional lenders. Both real estate and business loans are available for new and existing businesses.

REAL ESTATE AND SITE-FINDING

PFD works with the community on the redevelopment of tax foreclosed property in the City's inventory. Properties are evaluated by PFD for the most appropriate reuse and then offered for sale through a Request for Proposals.

PFD also offers, on a more limited basis, a Site-Finding service. PFD will review its inventory of real estate to determine if the agency has any properties that could meet the need of a specific business looking to locate in a Boston neighborhood.

BOSTON CHAMBER OF NEIGHBORHOOD COMMERCE (BCNC)

PFD assists small businesses throughout Boston in its collaboration with the Boston Chamber of Neighborhood Commerce (BCNC).

The purpose of the BCNC is to create a strong collective voice for neighborhood businesses in Boston, and to enhance the viability of the neighborhood commercial districts by strengthening local merchant groups



and their member businesses. Founded in 1991, the BCNC, which signed a partnership agreement with PFD in 1992, brings together merchants from every neighborhood business district. The BCNC addresses issues of particular importance to small business owners. The membership currently includes 22 Boards of Trade, representing more than 2,800 of Boston's businesses.

In its regular meetings, the BCNC informs members about resources and opportunities, provides them with business management assistance, and unites them in addressing legislative issues and matters of mutual concern, including zoning, safety, parking, and crime.

Businesses and developers can find out more about PFD's Neighborhood Business Development resources by calling 635-3973.

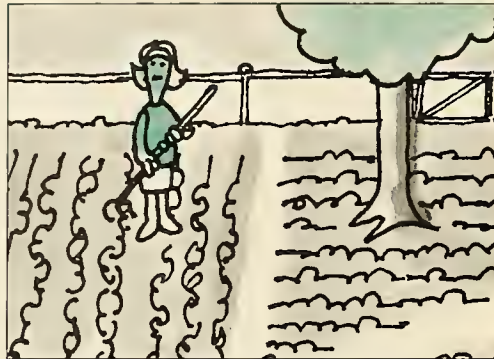
This building, at 253-263 Main Street and 1A Lawnwood Place in Charlestown, is a prominent mixed-use building which has been vacant for several years. With a loan from PFD, the building will be renovated into 3 commercial spaces and 7 condominium units.



A new full-service Bank of Boston opened last year in Grove Hall, the first in Grove Hall in more than 20 years. PFD supported the renovation of the Renaissance Building, where the bank is now located.

Building and Land Management

When the City acquires land or buildings through tax foreclosure, or closes buildings, such as schools or fire stations, the Public Facilities Department considers options for their future use, giving the highest priority to uses which support neighborhood revitalization.



THE CLEARINGHOUSE

The PFD Clearinghouse provides a central source of information on vacant, tax-delinquent, and City-owned buildings or land. The Clearinghouse encourages the reclamation and reuse of these properties by providing ownership and program information to interested parties.

If the City owns the property, the interested party may then write an expression of interest letter which will be kept on file at the Clearinghouse. The Clearinghouse will notify all parties who have filed an expression of interest when that particular property is advertised for disposition.

To find out more about the Clearinghouse, call 635-4191.

GRASSROOTS PROGRAM

The Grassroots Program makes land, grant funds, and technical assistance available to community groups so they can create permanent play areas, community gardens, and beautification areas.

Grassroots also helps community groups develop temporary open space and provides training opportunities in landscape construction and maintenance.

Because open space projects are often the ones which first get people involved in the development of their neighborhood, the Grassroots Program helps to build community relationships.

To find out more about the Grassroots Program, call 635-0203.

ABUTTER LOTS PROGRAM

The Abutter Lots Program enables homeowners to purchase small, vacant, City-owned lots next to their property.

Buyers are required to clean and maintain their abutter lots but many property owners go far beyond that, adding fencing, gardens, driveways, flowers, and landscaping.

Lots for sale through the program are:

- Generally less than 4,000 square feet in size
- In residential neighborhoods, with privately owned homes on at least one side
- Not needed for open space or other public use
- Not part of a larger parcel which could be developed.

To find out more about the Abutter Lots Program, call 635-0241.

PARTNERS WITH NON-PROFITS PROGRAM

The Partners with Non-Profits Program assists eligible non-profit organizations undertake capital improvements to their property.

Grants of up to \$50,000 are made available to neighborhood and city-wide organizations that have limited fund-raising capacity and to organizations with limited cash reserves. Funds for emergency repairs to keep facilities operational are also available.

In awarding a grant, PFD considers a number of factors, including the severity of the needed repairs and the organization's commitment to provide a portion of the cost of the repairs.

To find out more about the Partners with Non-Profits Program, call 635-0498.



Snow covers a clean and picturesque abutter lot on Center Street in Roxbury. In addition to extra yard space, property owners have also used abutter lots for a bird sanctuary, a car port, a basketball court, a children's play area, and a place for community meetings.

PROJECT PRIDE PROGRAM

The Project Pride Program secures abandoned buildings which have been used as drug dens with enhanced boarding — that is, boarding which is painted to look like storefronts, window shades, curtains, plants, and other images. The boarding is painted and installed for free by closely supervised prison inmates.

The program denies drug dealers access to abandoned property, protects temporarily unused buildings from deterioration, and improves the appearance of the neighborhood.

To find out more about the Project Pride Program, call 635-0498.

REAL ESTATE DISPOSITION INITIATIVE (REDI)

Marketable City-owned buildings and land which are not routed into the City's redevelopment programs are put back into the marketplace through the Real Estate Disposition Initiative (REDI). By selling the buildings, REDI helps reduce the inventory of City-owned buildings, ends their abandonment, promotes private investment, and puts property back on the tax rolls.

To find out more about the Real Estate Disposition Initiative, call 635-4193.

DEMOLITION PROGRAM

When a property presents an irreparable hazard to the neighborhood, PFD demolishes the building. When demolition plans are made, PFD decides how the resulting vacant property should be used: in some cases, it is sold as an abutter lot; in others, as part of a development package involving other lots.

Removing an unsafe building not only eliminates a safety hazard, it improves the appearance and morale of the neighborhood.

To find out more about PFD's Demolition Program, call 635-0498.

TEN MOST WANTED DRUG DENS PROGRAM

PFD plays an instrumental role in the Ten Most Wanted Drug Dens Program, a multi-government agency initiative which identifies buildings where drugs are distributed and takes action to curtail the illegal activity.

The strategies used by the Task Force include tenant evictions, housing court remedies, expedited tax foreclosure, or seizure by the federal government. Property obtained by the city through foreclosure or seizure may be routed to PFD for redevelopment with responsible management and ownership.

To find out more about the Ten Most Wanted Drug Dens Program, call 635-0226.



A house at 2 Page's Court in South Boston is boarded up with enhanced boarding by Suffolk County prison inmates, as part of the Project Pride Program.



The Dacia/Woodcliff Community Gardens, a Grassroots project in Roxbury, includes benches and access ramps for persons with disabilities to supplement its garden plots. In 1992, PFD received an award of excellence for the Grassroots Program from the Boston Society of Landscape Architects which cited the program's capacity for building new community relationships and involving residents and volunteers in the process of redeveloping and maintaining vacant land.

Homeowner Services

Helping Boston's neighborhoods means helping Boston homeowners.

When homeowners fix up their property, they send a message that they take pride in their neighborhood, and that they have confidence in its future.

To assist Boston homeowners with these investments, PFD has initiated several home improvement programs.



In addition, construction specialists from PFD will provide free cost estimates and review of completed work to help ensure homeowners are getting the best value for their home improvement dollar and to protect them against unscrupulous contractors.

To be eligible, applicants must:

- Be owners of one- to four-family, owner-occupied houses, or condominiums
- Have annual income of no more than \$60,000 for families or \$40,000 for individuals.

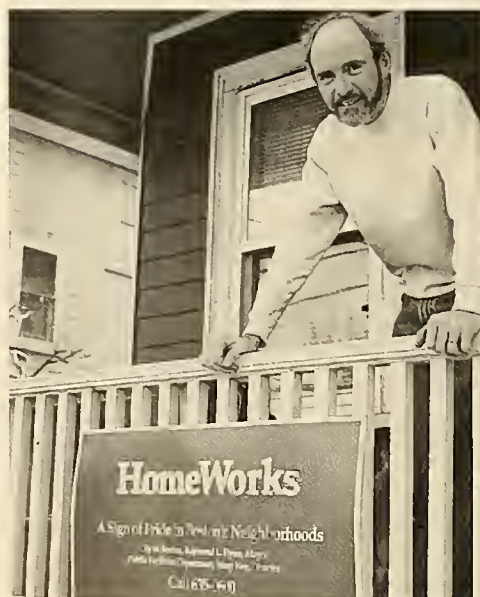
To find out more about HomeWorks, call 635-0600.

HOMEWORKS

HomeWorks helps homeowners invest in home improvements by providing grants and below-market loans for home improvement projects.

PFD provides grants equaling a third of the cost of certain repairs, for as much as \$3,000. PFD also offers a painting bonus of up to \$1,000 more. Twelve area banks and lending institutions have made close to \$13 million available in loans with lowered rates, reduced fees, or both.

Mike Connolly, one of 500 homeowners a year served by PFD's HomeWorks program, gets both a window replacement and a new coat of paint for his home in the Neponset section of Dorchester.



SENIOR HOMEOWNER SERVICES

The ever-escalating burden of financing home maintenance and rehabilitation costs is especially difficult for seniors with fixed incomes. PFD, in partnership with non-profit agencies, offers a program which provides a comprehensive range of home improvement services for elderly homeowners. The program's components include Minor Repairs, Emergency Repairs, Home Rehabilitation, and Home Improvement Information and Referral.

Because the non-profit agencies which assist in implementing this program are based in the neighborhoods, they can work closely with each homeowner.

To be eligible, homeowners must:

- Be owner-occupants of 1-4 family homes in the City of Boston
- Be age 62 or older
- Have incomes of no more than \$27,800 for a 1-person household and \$30,750 for a 2-person household.

To find out which agency is servicing your neighborhood, call 635-0338.



The rate of homeownership in Boston increased during the 1980s, up from 27.2% to 30.8%, largely as a result of condo developments. It is expected, however, that the gains made in the 1980s toward increasing homeownership will be lost in the 1990s due to the recession and high rate of mortgage foreclosures. PFD is committed to helping existing homeowners and creating new homeowners to help Boston maintain its important homeowner base.

LEAD PAINT ABATEMENT

PFD's Lead Paint Abatement Program, which provides financial assistance to de-lead housing, helps protect the health of Boston's children and assists Boston homeowners hard hit by the recession.

PFD administers the "Get the Lead Out" loan program sponsored by the Massachusetts Housing Finance Agency (MHFA). Under this program, PFD and the Department of Health and Hospitals, through its Boston Children Lead Poisoning Prevention Program, coordinate the abatement of homes where children have been lead poisoned. "Get the Lead Out" offers reduced rate financing assistance for de-leading to owner-occupants of single to four-family homes.

In 1992, the Department of Housing and Urban Development (HUD) approved a PFD application for a \$3.5 million grant for lead paint abatement. This new grant will allow PFD to expand its lead abatement efforts by making its own grants and low-interest loans available to owner-occupants or investor-owners of 1-4 family properties with low- and moderate-income residents.

Since 1987, PFD has overseen full lead paint abatement activities in over 2,000 units of housing.

To find out more about PFD's Lead Paint Abatement Program, call 635-0310.

RESIDENTIAL DEVELOPMENT PROGRAM

One productive use for abandoned property that the City obtains through foreclosure is to turn it into affordable homeownership opportunities through the Residential Development Program. PFD sells such property at low prices, often as low as a dollar, to first-time homebuyers. Because the property usually needs renovation, PFD then supports the homebuyers with additional assistance to help renovate the property.

To be eligible home buyers must:

- Earn a minimum of \$20,000
- Have \$5,000 in savings
- Have a good credit history.

To find out more about properties available through the Residential Development Program, call 635-0338.



Hazel Birceno acquired her Jamaica Plain home through PFD's Residential Development Program. With a PFD grant, she rehabilitated her home, which was featured on the WGBH Channel 2 show "This Old House."

Capital Planning

In 1985, Mayor Raymond L. Flynn established the *Rebuilding Boston* program, a five-year capital planning strategy for the City of Boston. Each year, for the last 8 years, the City has prepared a capital budget which projects infrastructure investment for the following five-year period. This comprehensive planning and investment program is aimed at rebuilding, preserving, and maintaining Boston's roadways, schools, parks, hospitals, and municipal facilities.

Since its inception, *Rebuilding Boston* has corrected decades of previous underinvestment and has been able to respond to the program goals of various City departments. This year's



\$1.23 billion Capital Plan is a continuation of this successful investment strategy but looks specifically at the issues and challenges facing city government today.

(Right) Children enjoy the renovated and reopened Flaherty Pool in Roslindale. Ten neighborhood pools have been renovated since 1985, as a part of the City's Capital Plan.

ROADWAYS AND SIDEWALKS

Boston's infrastructure — its roadways, bridges, traffic signals, and street lights — is critical to the city's economic health and quality of life. Since 1985, the City has reconstructed or resurfaced 160 miles of sidewalks, reconstructed or resurfaced 245 miles of roads, and installed 8,200 street lights. These projects have not only renewed the City's infrastructure, but they have also provided jobs for workers and economic opportunities for neighborhoods.

POLICE AND FIRE

Public safety operations are among the most critical services provided by the City, and *Rebuilding Boston* plans investment to equip Boston police and fire departments to best protect the lives of Boston's residents. As a result of the plan, the City will build a new \$62 million Police Headquarters in Roxbury's Southwest Corridor. A new \$3.9 million Drug Control Headquarters was constructed in Jamaica Plain in 1990 and the Division of Special Operations received a brand-new \$2.8 million facility in 1991. In addition, two neighborhood-based full-service police stations have already been constructed, and three existing stations have been renovated and reopened. The Capital Plan also provides for systematic replacement of Boston's fire-fighting equipment to maintain its quality and reliability.

HEALTH CARE FACILITIES

Through *Rebuilding Boston*, health care facilities are constructed or renovated to meet the city's changing health care needs. The construction of the new Boston City Hospital — the City's largest capital project, provides tangible evidence of the City's commitment to quality health care for Boston residents, regardless of their ability to pay.



The City has also created a residence and day-care center in Mattapan for children with AIDS, and has dedicated over \$1.7 million to construct or renovate shelters for the homeless.

SCHOOLS

The City has also invested significantly in its schools, creating classrooms, libraries, laboratories, and gymnasiums that are safe, comfortable, and conducive to learning. More than 166 school projects have been completed and 64 percent of the city's students attend school facilities that have been renovated since 1985.

PARKS AND PLAYGROUNDS

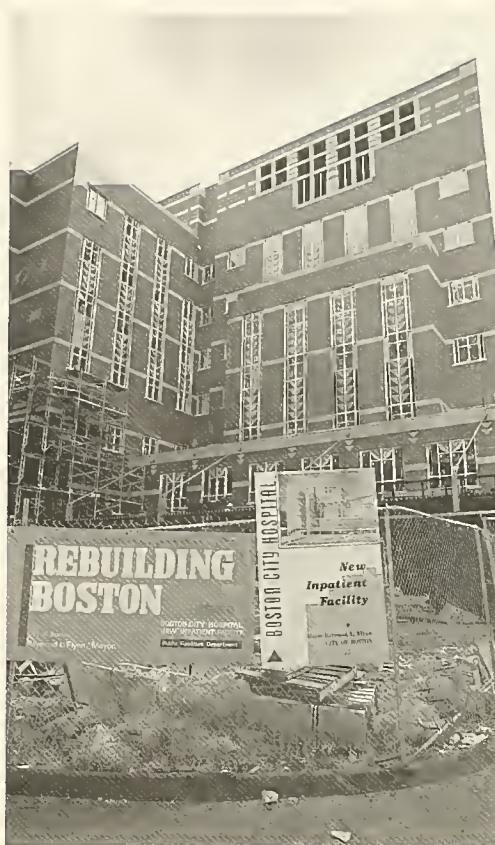
Within Boston's limits, there are 2,500 acres of open space. This land includes the nationally acclaimed Public Garden and Boston Common, as well as 185 neighborhood parks and playgrounds, two golf courses, assorted bike and running paths, historic burying grounds, and acres of urban wilds. To enhance the quality of urban life and preserve Boston's rich history, *Rebuilding Boston* provides for improvements to these open space areas, including the planting of more than 2,900 trees since 1985.

RECREATION AND COMMUNITY FACILITIES

PFD plans for the maintenance and modernization of the municipal buildings, school buildings, recreation centers, and pool facilities in which thousands of residents enjoy recreation programs.

LIBRARIES

The oldest publicly supported library system in the world, Boston's main library and 26 branches are visited by more than 2.3 million people a year. PFD continually supports improvements for the entire system. Currently, the largest improvement project is the \$21 million renovation of the McKim Library in Copley Square.



The construction of a new inpatient facility at Boston City Hospital is the City's largest capital improvement project. This modern, eight-story, 365-bed hospital will guarantee continued access to quality health care to all Boston residents, regardless of their ability to pay.

HISTORIC AND MUNICIPAL FACILITIES

Through *Rebuilding Boston*, the City has renovated some of Boston's most significant historic landmarks, including Faneuil Hall and the Old State House. In addition, twelve citywide municipal facilities are undergoing renovation.

To provide greater access for persons with disabilities, the City began identifying physical barriers in all 133 City buildings — a year before the American with Disabilities Act was signed into law — and automatically includes such access in all new construction projects.



This \$3.7 million addition to the West Roxbury Branch Library has nearly tripled the capacity of the library to serve neighborhood residents.

*For a copy of the latest *Rebuilding Boston* plan, call 635-3493.*

Municipal Police

PFD's Municipal Police force protects over 400 City buildings and 2,800 acres of parkland against vandalism, arson, and theft. The Municipal Police deter criminal activity on City property through highly visible police patrols of City-owned buildings, parks, and parking lots and by monitoring a sophisticated computer alarm system which is connected to over 300 City buildings. In addition, the Municipal Police work closely with other city agencies, neighborhood businesses, and



residents on security issues in their buildings, stores, and parks.

In addition to protecting taxpayers' investment, the Municipal Police also serve residents who use or live near City buildings and parks, and aid small businesses in PFD partnership districts.

The Municipal Police not only respond rapidly to citizen complaints about illegal activity on City-owned property, they also serve proactively, attending neighborhood association meetings and working with neighborhood groups and business owners to address security issues in parks, school grounds, and business districts.

To assist business owners in PFD Enterprise Partnership areas, the Municipal Police recommend and execute crime prevention programs to improve procedures, store layout, and security equipment.

By protecting vacant buildings which the City has obtained through foreclosure, the Municipal Police not only help preserve these buildings for future use, but also improve overall neighborhood security and stability.

The Municipal Police also provide security to other city agencies, protect \$10 million in meter revenues, and monitor more than 130 public buildings for energy conservation and low-temperature alarms.

For more information on services provided by the Municipal Police, call 635-4916. To notify the Municipal Police about illegal activity on city property, call 635-3500.



At their operations center, Municipal Police monitor one of the most modern and technologically advanced cable security networks in the country. This system has saved the city hundreds of dollars each year in reduced communications costs and millions of dollars as a result of a significant drop in the cases of vandalism, arson, and theft of city property.

(Right) Municipal Police provide 24-hour-a-day security to more than 30 businesses at the Boston Marine Industrial Park.



Public Facilities Commission
Joseph Fisher, Chairman
Joseph Delgado
Thomas Snyder

Public Facilities Department Telephone Directory

Abutter Lots Program	635-0241
Buildable Lots	635-0270
Clearinghouse	635-4191
Demolition Program	635-0498
Expiring Use Restrictions	635-0257
Grassroots Program	635-0203
HOMEBASE	635-3582
HomeWorks	635-0600
Housing Counseling Services	635-3582
HUD Distressed Properties Program	635-0257
Large Sites	635-0353
Lead Paint Abatement	635-0310
Municipal Police Services	635-4916
Municipal Police Emergency	635-3500
Neighborhood Planning	635-0217
Neighborhood Business Development	635-3973
Partners with Non-Profits Program	635-0498
Project Pride Program	635-0498
Public Facilities Department Operator	635-3880
Real Estate Disposition Initiative	635-4193
Rebuilding Boston (Capital Planning)	635-3493
Rental Preservation	635-0447
Residential Development Program	635-0338
Residents Resource Program	635-0257
Senior Homeowner Services	635-0338
Supportive Housing	635-0362
Ten Most Wanted Drug Dens Program	635-0226



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Translation Assistance

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Para solicitar asistencia para traducciones sobre información de programs de PFD, favor de escribir a: Public Facilities Department, Program Marketing, 6th Floor, 26 Court Street, Boston, MA 02108. Por favor incluya su nombre y dirección y el lenguaje requerido.

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Quý vị nào cần sự giúp đỡ về phiên dịch của Chương Trình PFD. Xin quý vị vui lòng biên thư về: Public Facilities Department, Program Marketing, 6th Floor, 26 Court Street, Boston, MA 02108. Nghi Nhớ: Xin cho biết tên, địa chỉ và ngôn ngữ của Quý Vị.

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26 Court Street, Boston, MA 02108 請寫明閣下的姓名
及地址,並請註明須要那一種語言譯
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